

HAWTHORNE PLANNING COMMISSION

MINUTES OF FEBRUARY 7, 2024

A. CALL TO ORDER

Chairperson Richard called the meeting to order at 6:04 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Houston led the Pledge of Allegiance

C. ROLL CALL

COMMISSION: Chairperson Ryan Richard  
Vice-Chairperson Ruby Cohens  
Commissioner Jennifer Houston

EX-OFFICIO MEMBERS: Planning Director Gregg McClain

STAFF: Deputy City Attorney Sean Lask

D. ORAL COMMUNICATIONS

No communications

E. PLANNING COMMISSION CONSENT CALENDAR

1. **Approval of Planning Commission minutes for the regular meeting of September 6, 2023**

Motion by Commissioner Houston and a Second by Vice-Chairperson Cohens to amend the minutes as presented by Planning Director Gregg McClain.

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

2. **Approval of Planning Commission minutes for the regular meeting of November 15, 2023**

N/A

Item continued until next meeting to address errors

F. CONTINUED PUBLIC HEARINGS

1. No Items

G. NEW PUBLIC HEARINGS

**1. Conditional Use Permit CU-2023-0015**

**Design Review Application DR-2023-0018**

4756 W Imperial Hwy. (Cannabis retail and consumption area)

- Vice-Chairperson Cohens had questions regarding delivery times/deliveries made when closed, promptness of handling graffiti, street parking on Imperial Hwy., emergency preparedness plans, waste disposal, artist royalties
- Vice-Chairperson Cohens had a question regarding weekend cover charge for lounge and whether this was due to disturbance issues in other locations
- Vice-Chairperson Cohens had concerns regarding noise control and max occupancy
- Vice-Chairperson Cohens wanted verification that public hearing notice of November 2, 2023 took place and whether municipal code was followed
- Commissioner Houston wanted clarification of approved cannabis licenses for retail and consumption areas
- Commissioner Houston had concerns regarding daycare center proximity
- Commissioner Houston had questions regarding waste removal
- Vice-Chairperson Cohens had questions regarding restaurant entrance within cannabis lounge, and whether food will be cannabis infused
- Chairperson Richard had questions regarding how often team of executives visit site, whether 24-hour security guard will be ongoing or just the first months
- Chairperson Richard had questions regarding how applicant plans to recruit/hire local talent, how often live music will be presented, parking overflow, how customers who are under the influence will be handled, how the applicants will continue being engaged with the community
- Ruben Sanchez (North Hawthorne Community Association) had concerns regarding daycare proximity, parking, the type of problems the cannabis business will bring to the community
- Vice-Chairperson Cohens had concerns regarding the daycare proximity/visibility toward cannabis entryway
- Vice-Chairperson Cohens had concerns regarding visibility of the lounge through windows

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to adopt PC Resolution 2024-01 recommending that the City Council approve Conditional Use Permit CU-2023-0015 and Design Review DR-2023-0018

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

**2. Zone Text Amendment ZA-2023-0007 – Removal of cannabis businesses from list of uses prohibited in Mixed Use Overlay Zone**

- Vice-Chairperson Cohens wanted confirmation of public hearing notice in compliance with Hawthorne Municipal Code and state law
- Commissioner Houston had concerns regarding future impact on the community, and would like more data gathered
- Chairperson Richard and Vice-Chairperson Cohens voted yes for Zone Text Amendment ZA-2023-0007, Commissioner Houston voted no

- Chairperson Richard had concerns regarding what issues come about when not adopting this resolution as it removes applicants by no fault of their own, by fault of the Planning Commission
- Vice-Chairperson Cohens concerned about the financial setback if this resolution is not approved
- Commissioner Houston set a motion to reconsider original vote

Motion by Vice-Chairperson Cohens and a Second by Chairperson Richard to approve PC Resolutions 2024-02 recommending the City Council approve Ordinance No. 2249 and Notice of Exemption for Zone Text Amendment ZA-2023-0007

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

H. ITEMS TO BE PLACED ON FUTURE AGENDA

1. PRE-AGENDA FOR THE MEETING OF FEBRUARY 21, 2023

- a. 4824 Imperial Hwy. – Bare Elegance – update and expansion of building
- b. Up to three cannabis retail applications

I. COMMISSIONER REPORTS

- Vice-Chairperson Cohens and Chairperson Richard both encouraged the community to attend meetings to express their concerns
- Vice-Chairperson Cohens had a concern regarding social equity of the cannabis applicants

J. DIRECTOR REPORT


No Director Report

K. ADJORNMENT

Chairperson Richard adjourned the meeting at 7:54 PM

\_\_\_\_\_  
 Chairperson Ryan Richard  
 Hawthorne Planning Commission

Date signed: \_\_\_\_\_

  
 2/21/2024

ATTEST:

  
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 Planning Director Gregg McClain, Secretary,  
 Hawthorne Planning Commission